

98<sup>th</sup> Street, O Street to Holdrege Street  
Employment Center

Applicant	Location	Proposal
Kent Seacrest for Meginnis Farm Joint Venture, Ridge Development Company and Southview Inc.	Both sides of 98 <sup>th</sup> Street, from O Street to Holdrege Street	see below
<b>Recommendation: Approval of Site Specific “Community Center” &amp; “Light Industrial” designation</b> The plans for the 98 <sup>th</sup> and O Street area are in the early stages, but this location is generally appropriate for these uses. The proposed Neighborhood Center at 98 <sup>th</sup> and Holdrege is not in conformance with the goals of the Plan.		

Status/Description

The applicant proposes the following:

- 1) Revise the Community Center commercial designation to designate specifically the northwest and northeast corners of 98<sup>th</sup> and O Street as a Community Center,
- 2) Add a Neighborhood Center designation to the southwest corner of 98<sup>th</sup> and Holdrege Street,
- 3) Revise the light industrial designation for a future “employment center” to specifically designate an area northwest of 98<sup>th</sup> and O Street as light industrial, and
- 4) Specifically designate commercial and industrial uses in land use plan at 98<sup>th</sup> and O Street and 98<sup>th</sup> and Holdrege.

In addition to these amendments to the Comprehensive Plan, the applicant notes that they will be requesting annexation and urban services within a year. This property is designated as a Priority A, meaning services should be planned for within the next 12 years. The proposed Capital Improvement Program (CIP) for this year plans for services to this area just beyond the next six years.

The applicant has also stated their interest in temporarily providing sanitary sewer service to this area via a force main and lift station until the Stevens Creek trunk line is built. This proposal will be reviewed as part of their specific development proposal. At this point, a specific development, transportation and utility plan for this specific property and general area has not yet been submitted by the applicant.

The applicant is also proposing that 98<sup>th</sup> Street be realigned between Holdrege and O Street, due to

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a potential conflict with the edge of future Lower Platte South Natural Resources District (NRD) NRD dam. This is a preliminary proposal that has not been reviewed in any detail. Public Works and Utilities is planning doing an alignment and right-of-way study for several portions of North and South 98<sup>th</sup> Street.

Public Works and Utilities Watershed Management and the NRD are also in the beginning stages of a Stevens Creek Watershed Management study. One part of this study will be to identify the 100 year floodplain which is currently unmapped. This mapping will include a large tributary of Stevens Creek that runs through this proposal. That study is just beginning and is anticipated to be a two year process for completion and adoption.

### Comprehensive Plan Implications

This application is one of four amendments dealing with future light industrial employment centers:

- C Stone Bridge Creek at N. 27<sup>th</sup> & I-80 (Amendment #03010)
- C 98<sup>th</sup> & O Street (#03011)
- C Wilderness Hills at ½ mile south of S. 40<sup>th</sup> and Yankee Hill Road (#03015)
- C Homestead Expressway and Warlick Blvd (#03019)

The “Wilderness Hills” employment center is a new site. The Stone Bridge Creek proposal is to reduce the size of the industrial area. Both this application and Amendment #03019 along the Homestead Expressway are to designate the Light Industrial and Community Center to specific properties. Both of these amendments are currently designated as not site specific and could be located anywhere within a ½ mile of the general location shown in the Plan.

In this vicinity, Southeast Community College (SCC) is to the west, and Hillcrest golf course and acreage subdivision is to the south. To the northeast of this intersection the Lower Platte South Natural Resources District (NRD) has planned a major pond and there is Sky Ranch Acres, an existing acreage subdivision. To the north is the Sunrise Estates acreage subdivision. Most of the remaining land is in agricultural use.

The NRD notes they are in the process of acquiring easements to build the dam, which will impact over 75 acres of the site. The applicants have requested that the NRD look into an alternate design to enlarge the structure and the NRD is considering the request.

As stated in the Comprehensive Plan, a new Community Center should have approximately 300,000 to 500,000 square feet (SF). The Plan offers an incentive for projects to develop with more square feet, if certain criteria are met. The applicant is not yet at a stage to develop a draft site plan for the Community Center, so there isn’t a proposal yet to review in comparison with the incentive criteria.

The Comprehensive Plan shows that 98<sup>th</sup> Street will be improved to 4 lanes from Adams Street to Pine Lake Road. O Street is also shown for a major improvement to four lane freeway status. 112<sup>th</sup> Street is only designated as four lanes from Holdrege to Pioneers Boulevard in the Plan.

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The Lincoln/ Lancaster County Health Department (LLCHD) states:

“This proposed comprehensive plan amendment locates industrial and commercial zoning adjacent to urban residential. Regarding locating commercial zoning adjacent to residential, the LLCHD concerns regarding some of the permitted uses in the H zoning classifications. This largely pertains to the storage of chemicals and/or hazardous materials in these zones. The LLCHD recommends at least 300 foot buffer between these commercial uses and residential zones. In addition, regarding the proposed siting of the industrial zone adjacent to the residential zone, the LLCHD has been advised that the preferred zoning will be I-3. The LLCHD will recommend placing restrictions within the use permit to address potential uses which may pose negative public health impacts.”

Public Works and Utilities notes several utility and road issues yet need to be resolved. A traffic impact analysis will be necessary and more issues to address in regards to the water and wastewater service. The proposal could impact the existing Regent Height sanitary sewer which has limited capacity for additional development. None of the improvements needed for this area are shown in the CIP in the upcoming years. Most are shown in the year 2009 or later. The improvement of O Street to 4 lanes with a depressed median is scheduled by the Department of Roads tentatively for 2009 and beyond.

### Conclusion

After reviewing the properties within a ½ mile of 98<sup>th</sup> and O Street, the land northeast and northwest of the intersection of 98<sup>th</sup> and O Street do appear best suited for the location of the Community Center and Light Industrial designations, due to the proximity to SCC and the ability to provide for adequate buffers and future traffic capacity. Both 98<sup>th</sup> Street and O Street are shown for future improvements. The Plan shows that 98<sup>th</sup> Street will become a major north-south road corridor.

Light industrial uses adjacent to SCC provide for the opportunity for partnerships between SCC and future employers. It also provides a location further from existing or future residential uses. Light industrial uses to the north of Hillcrest also seem appropriate in terms of not impacting residential uses. The Plan states that the “Health Department should be involved in the all siting of new industrial centers to ensure the public’s health and safety.” (Page F39) The Health Dept. has stated an interest in working to ensure there are adequate buffers and measures in place regarding the light industrial uses.

The goals of the Comprehensive Plan encourage the proposed pedestrian oriented commercial centers, with a mix of commercial and employment uses, in addition to a mix of housing types and greater efficiency in the use of land in this application. The light industrial employment center, as part of Community Center, is also in conformance with the Plan that states “new light industrial centers should be located in new growth areas of the city.” (Page F 39)

However, there are many specific site issues to resolve. The proposal to designate specific areas as light industrial or commercial is premature until there is further information on the overall development, access and buffers. In addition, more public meetings need to be held with adjacent acreage homeowners. More information on location of wetlands and floodplain areas needs to be determined. The potential for realigning

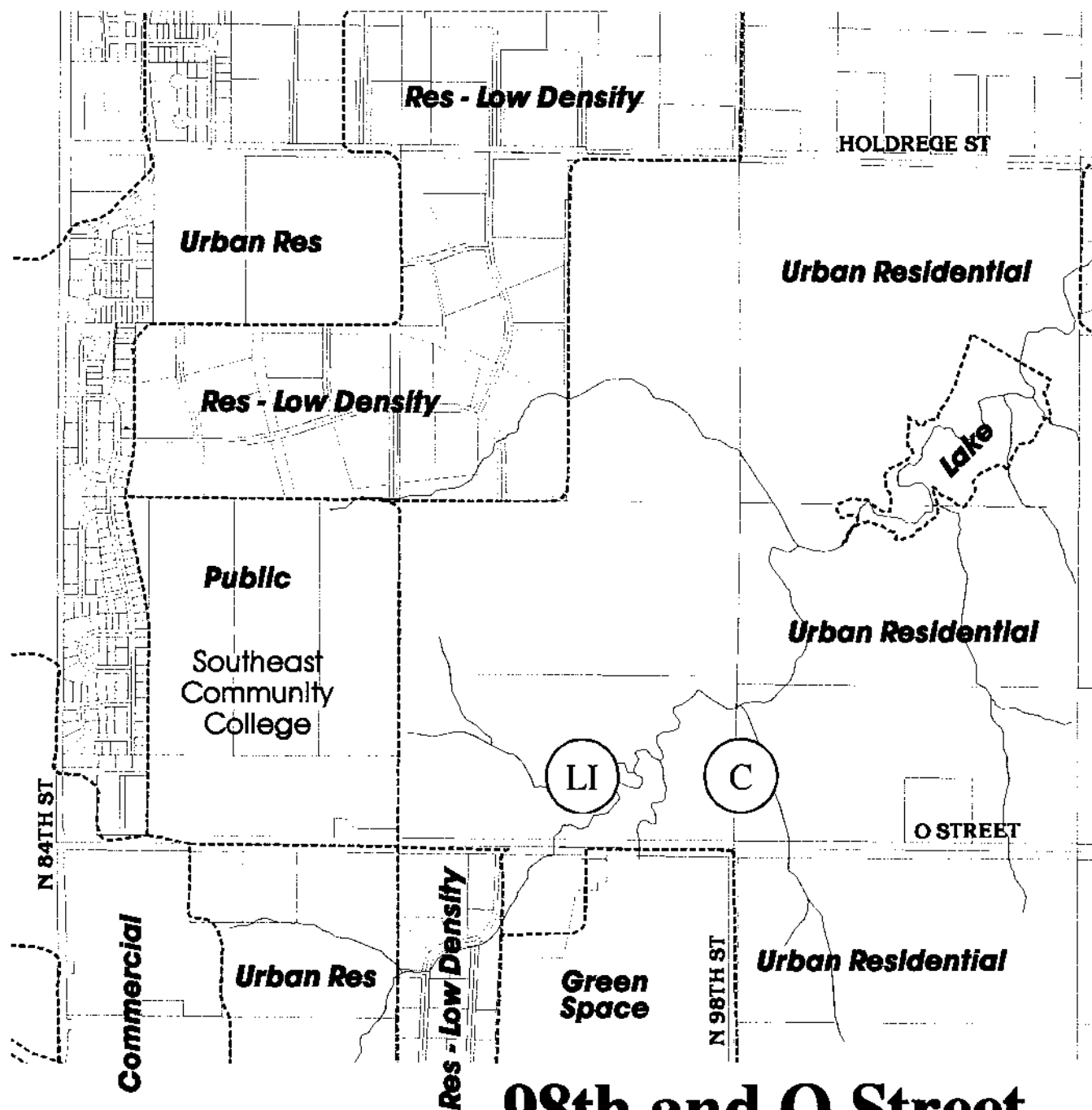
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98<sup>th</sup> Street needs to be further considered. All of these questions could potentially affect the location of the future commercial and industrial uses.

The proposed Neighborhood Center on the southwest corner of 98<sup>th</sup> and Holdrege is not in conformance with the principles and strategies of the “Business and Commerce” section of the Plan. The Plan proposes one Neighborhood Center per urban square mile. However, the Plan notes that in areas with less density or served by Community or Regional commercial centers, a Neighborhood Center may not be needed. That is the circumstance here where there is not enough urban residential development to warrant a Neighborhood Center (due to SCC, acreage subdivision and the future Light Industrial/Community Center), and when this area will be adequately served by the commercial uses in Community Center at 98<sup>th</sup> and O St.

Amend the Comprehensive Plan as follows:

1. Amend the “Existing and Proposed Industrial Centers” on Page F 39 to designate the Light Industrial center at 98<sup>th</sup> and O Street, to the west of 98<sup>th</sup> Street as “Unbuilt Approved Center (Site Specific)” as shown on the attached map.
2. Amend the list of proposed locations for Light Industrial centers as follows: “~~O Street in the vicinity from 90<sup>th</sup> to 104<sup>th</sup> Street~~ O Street, west of N. 98<sup>th</sup> Street” on Page F 40.
3. Amend the “Existing and Proposed Commerce Centers” on Page F 41 to designate a Community Center as “Unbuilt Approved Center (Site Specific)” for the intersection 98<sup>th</sup> and O Street as shown on the attached map.
4. Amend the list of proposed locations of future Community Centers on page F 46 as follows:  
C      ~~“East O Street in the vicinity of 90<sup>th</sup> to 104<sup>th</sup> Streets~~ N. 98<sup>th</sup> and O Street”

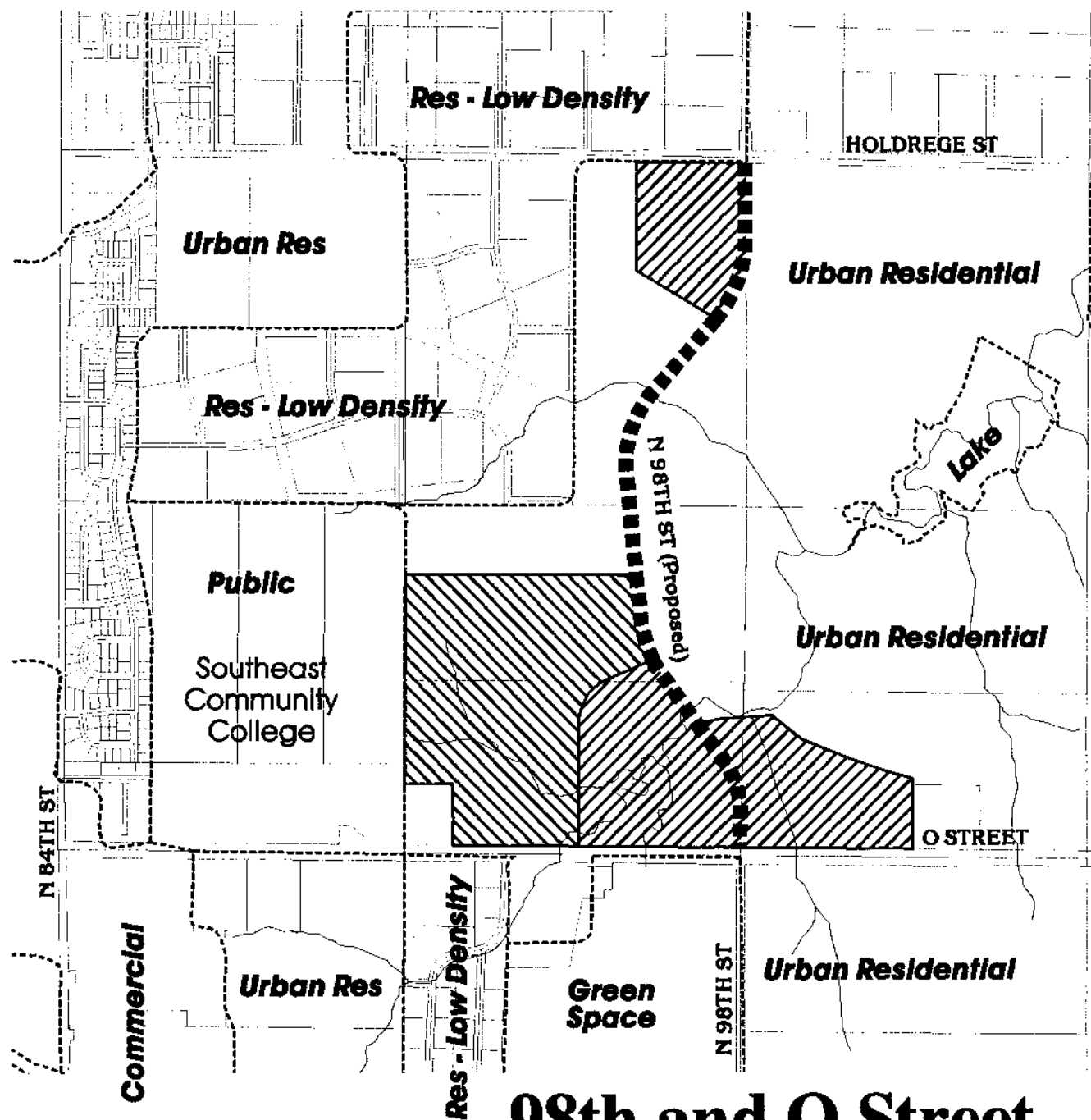


# 98th and O Street

## Recommended Amendment #11

- ..... Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- Unbuilt Approved Center Site Specific
- C** Community
- LI** Light Industry

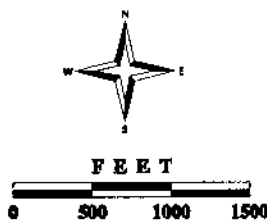




## 98th and O Street

### Applicant Proposed Amendment #11

- ..... Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- From Urban Res to Commercial
- From Urban Res to Industrial



# SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350  
LINCOLN, NEBRASKA 68508-3905

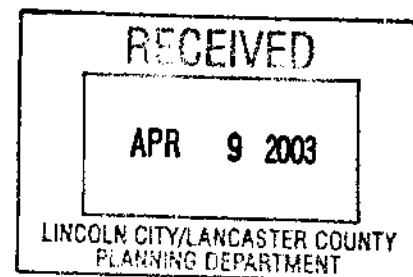
TELEPHONE (402) 435-6000  
FACSIMILE (402) 435-6100

KENT SEACREST  
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI  
E-MAIL: danay@sk-law.com

April 9, 2003

Marvin Krout  
Planning Director  
County-City Building  
555 South 10<sup>th</sup>  
Lincoln, NE 68508



RE: Proposed Comprehensive Plan Amendments: Area located between Holdrege Street and "O" Street in the N. 98<sup>th</sup> Street vicinity

Dear Marvin:

This letter is a follow-up to our meeting with you Monday regarding our original Comprehensive Plan Amendment request dated February 21, 2003, for the above referenced area. Our law firm represents Meginnis Farm Joint Venture ("Meginnis"), Ridge Development Company ("Ridge") and Southview, Inc. ("Southview"), the owners or optionees of the following two tracts of property located north of "O" Street on the west side of Stevens Creek:

(i) Meginnis Tract: The tract's legal description is attached.

(ii) Finke Tract: The tract's legal description is attached.

**Answer 1:** On behalf of Meginnis, Ridge and Southview, we hereby request that the City of Lincoln-Lancaster County Comprehensive Plan be amended as follows:

- Amend Lincoln/Lancaster County Land Use Plan (F-23) and Lincoln Area Detail from Lincoln/Lancaster County Land Use Plan (F-25) to show the following:
  - Community Center on the northwest and northeast corners of East "O" Street and North 98<sup>th</sup> Street as shown on Exhibit "A".
  - Light Industrial/Employment Center surrounding the Community Center located northwest of East "O" Street and North 98<sup>th</sup> Street as shown on Exhibit "A".
  - Neighborhood Center on the southwest corner of Holdrege Street and North 98<sup>th</sup> Street as shown on Exhibit "A".
- Amend the Existing and Proposed Commerce Centers map (F-41) to show the following:
  - "C"--Community Center on the northwest and northeast corners of East "O" Street and North 98<sup>th</sup> Street as shown on Exhibit "A"; and
  - "N"--Neighborhood Center on the southwest corner of Holdrege Street and North 98<sup>th</sup> Street as shown on Exhibit "A";

- Amend the Existing and Proposed Industrial Centers map (F-39) to show Light Industrial/Employment Center surrounding the Community Center located northwest of East "O" Street and North 98<sup>th</sup> Street as shown on Exhibit "A".

**Answer 2:** For over twenty years, the Community has dialogued and debated whether to open up Stevens Creek. In early 1990's the City answered the question and amended the Comprehensive Plan to permit urban residential development in the Stevens Creek Basin with the approval of the Regent Heights Subdivision. Again, the City in the mid to late 1990's allowed additional development inside the Stevens Creek Basin with the approval of the Regent Heights II/Northern Lights Subdivision and related urban residential and commercial development on the four corners of North 84<sup>th</sup> Street and Holdrege Street.

The elected officials unanimously endorsed opening up more of Stevens Creek in a phased manner with the adoption of the 2002 Comprehensive Plan. The Comprehensive Plan affirmatively states the community desires to:

- develop the north two-thirds of the west side of Stevens Creek in the next twenty-five years;
- the balance of the west side and the north one-fourth of the east side of Stevens Creek in fifty years; and
- the balance of the east side in over fifty years.

The Property currently is shown in the 2002 Comprehensive Plan within Priority A of Tier I of Stevens Creek, designating it for development within the first twelve year period. The current Comprehensive Plan places both a LI (Light Industrial) and a C (Community Center) designation near the vicinity of the East "O" Street and 98<sup>th</sup> Street intersection. The Meginnis Tract comprises the northwest corner and the Finke Tract comprises the northeast corner of the East "O" Street and 98<sup>th</sup> Street intersection. Our proposed Comprehensive Plan Amendments would formally designate a proposed Light Industrial/Employment Center, Community Center and Neighborhood Center on the Meginnis and Finke Tracts.

It is our intention to apply for annexation, change of zone and preliminary plat on the Meginnis and Finke Tracts by June of this year. Our proposal will request urban services in the next twelve months on a portion of the west side of Stevens Creek between "O" Street and Holdrege Street. Our proposal will also include the developer, at its expense, constructing a temporary pumping facility and force main to transfer an appropriate amount of sewage into the Northern Lights sanitary sewer trunk line until the City can secure the necessary funds to construct the gravity flow sanitary sewer trunk line in Stevens Creek. The new urban development area and temporary sewage pumping facilities would have to be properly sized and designed with safeguards to insure the capacity of the Northern Lights trunk line is not exceeded.

We believe our requested Comprehensive Plan Amendments (and our June proposals) are consistent with the current Comprehensive Plan's Tier 1-Priority A, LI (Light Industrial) and C (Community Center) designations.

**Answer 3:** For the anticipated impacts and mitigation measures, see Answer 2 above. The real estate and residential building community has desired new Stevens Creek growth for many, many years. The 2002 Comprehensive Plan stated this section of Stevens Creek (north of



East "O" Street) as the best candidate to begin the new Stevens Creek growth. This proposal meets the market's large hunger for additional northeast and east Lincoln lots and commercial sites, which growing the area in a contiguous and orderly fashion as described by the 2002 Comprehensive Plan.

The Comprehensive Plan promotes economic development strategies, and this site has the potential to become one of Lincoln's best draws. This development provides a major new employment center site for existing and new businesses and companies to grow and expand. The proposed abutting retail areas will provide needed services and retail goods within walking distance to both the new employment center, as well as new residential dwellings. The new development opportunities will allow Southeast Community College to provide education and training for jobs and life's future skill sets. The abutting location between Southeast Community College, the Employment Center and Commercial Center provides the College, LPED, Chamber and LIBA new potential and paradigm relationship for economic development never seen before in Lincoln.

U.S. Highway 34 (East "O" Street), Holdrege Street and the new 98<sup>th</sup> Street also provides a very desirable access to the two tracts and traffic circulation to and from the surrounding region. Another important economic development strategy is to bridge connections with Omaha and reduce time travel opportunities. This development represents a major opportunity to join economic forces and synergy with Omaha and the I-80 corridor.

The mix of quality traffic patterns, high visibility, regional draw and minimum neighboring land use conflicts (compared to other large commercial sites), combines to provide an exiting new development that will add to the tax base and increase the City's net sales tax receipts.

Definitive designations of the Commercial Center, Light Industrial/Employment Center, and Neighborhood Center will provide needed commercial services, job opportunities and consumer choices to Northeast Lincoln and the abutting sections of land. In addition, the definitive designations will provide public notice to the abutting landowners of the proposed uses of the Property. All three tracts' development via a use permit/special permit will insure proper site review to minimize impacts to surrounding neighbors and provide an overall net benefit to the area.

**Answer 4:** We believe our Comprehensive Plan Amendments are consistent with the Guiding Principles From the Comprehensive Plan Vision, Guiding Principles for the Urban Environment, Priority Area Plan for Tier 1, Summary of Comprehensive Plan Assumptions, Commercial Growth Component, General Principles for All Commercial & Industrial Uses, Industrial Centers, Commerce Centers, Community Center (C), Neighborhood Centers (N), Environmental Resources, Residential, Utilities, Mobility & Transportation, and Financial Resources.


See Answer 2 for additional reasoning. We believe the specific designation of the Community Center, Neighborhood Center and Light Industrial/Employment Center will provide certainty to the surrounding acreages, recreational and agricultural interests. We believe our Amendments keep the Comprehensive Plan in tact and in balance.

**Answer 5:** We will hold a neighborhood meeting with the affected property owners prior to the Planning Commission's public hearing on these proposed Comprehensive Plan Amendments. As part of the neighborhood outreach effort we will also review the following proposed submittals with them:

- Subarea Master Plan
- Annexation request and related Annexation Agreement
- First phase Preliminary Plat
- First phase Change of Zone

We look forward to continuing our discussions regarding this request with you as a new amendment to the Comprehensive Plan.

Yours very truly,

  
KENT SEACREST  
For the Firm

Enclosure

cc: Mayor Don Wesley  
Council Member Colleen Seng  
Richard Meginnis  
Richard Finke  
Southview, Inc  
Ridge Development Company

## REVISIONS

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**VO**

